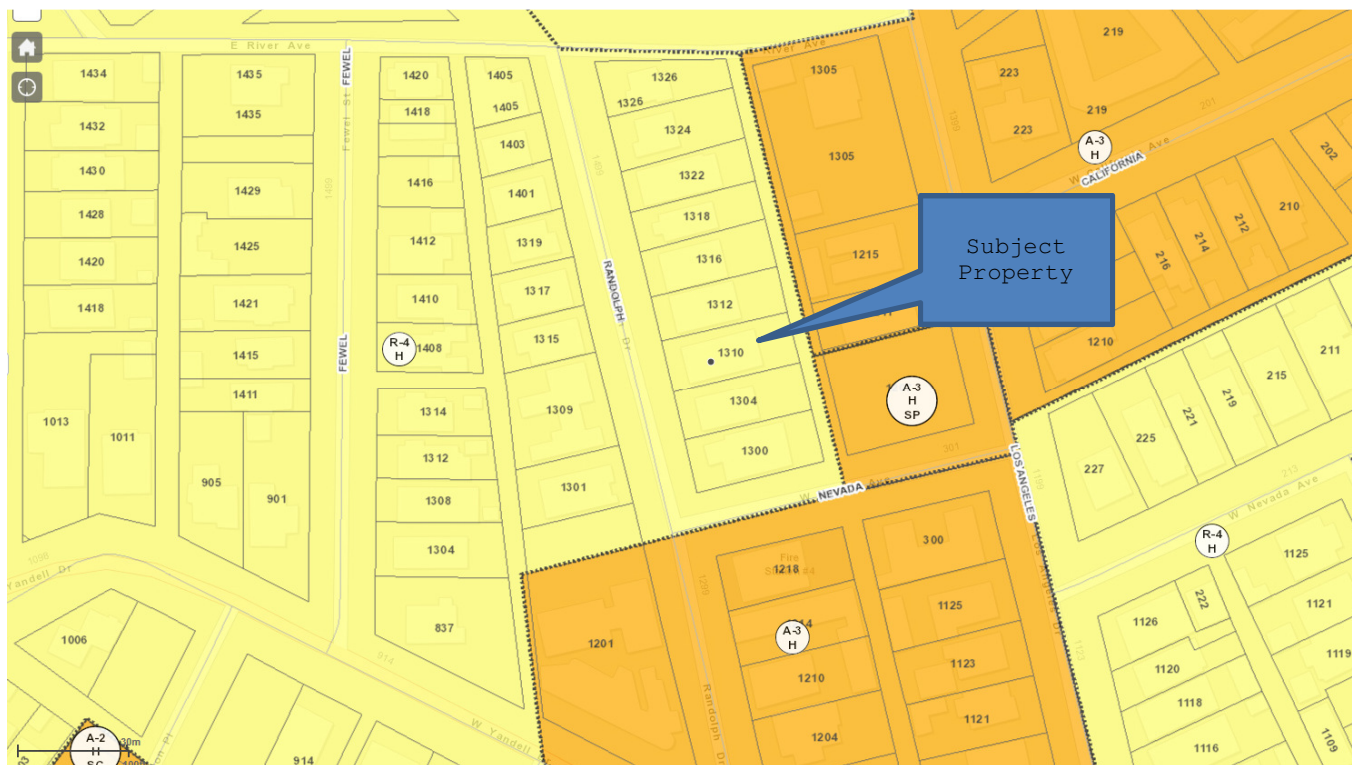




PHAP17-00032

Date: February 19, 2018
Application Type: Certificate of Appropriateness
Property Owner: Brandy Bermes
Representative: Lone Star Contracting
Legal Description: 15 Sunset Heights 26 & S 15 Ft of 25 & N 5 Ft of 27 (5400 Sq. Ft.), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 1310 Randolph Drive
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1920
Historic Status: Contributing
Request: Reconsideration of a Certificate of Appropriateness for removal of asphalt shingle roof and replacement with asphalt shingle and drip edge in a different color
Application Filed: 02/05/2018
45 Day Expiration: 03/15/2018

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Reconsideration of a Certificate of Appropriateness for removal of asphalt shingle roof and replacement with asphalt shingle and drip edge in a different color

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

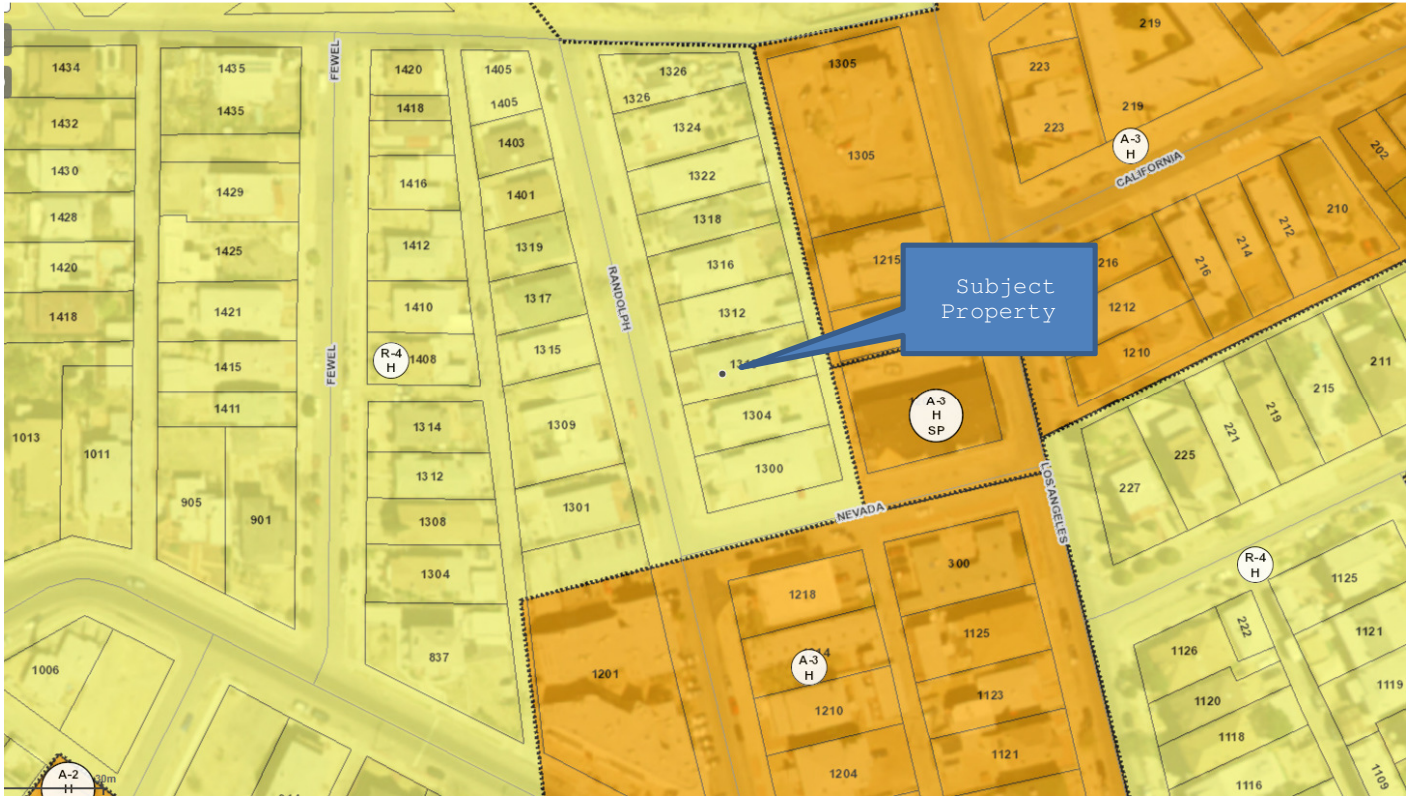
- *The distinctive features of each roof type should be retained as they are character-defining elements.*
- *If a roof requires repair, the replacement materials must match the original or existing materials as closely as possible.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The modification is that the new roof color be "Desert Tan" or "Amber" to better match the original wood shake roof.

AERIAL MAP



PREVIOUSLY PROPOSED ROOF COLOR



TruDefinition® **Duration® Shingles** with patented SureNail® Technology



Harbor Blue†



Chateau Green†



Terra Cotta†

